Davidson County DEEDTRS
Recvd: 03/07/05 08:21 3 pgs
Fees:18.00 Taxes:152.49
20050307-0024526

RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Russell Garrett

GRANTEE(s)
Wells Fargo Bank Minnesota, N.A., as Trustee for Ocwen Mortgage Loan Asset Backed Certificates Series 1998-OFS2

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 13, 1997 and recorded October 22, 1997, at Book 10653, Page 886 in the Register's Office of Davidson County, Tennessee, Russell Garrett conveyed to First Title Corporation, as Trustee for Cityscape Corp., the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured has appointed **CHRISTOPHER L. PALMER** as Successor Trustee by instrument of record recorded on January 20, 2005 as Instrument No. 20050120-0007194 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale of said property was, by said Successor-Trustee, made and given conformity with the terms and provisions of said Deed of Trust, and

WHEREAS, pursuant to said advertisement and notice, on February 2, 2005 at the Gaylord Entertainment Center in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to Wells Fargo Bank Minnesota, N.A., as Trustee for Ocwen Mortgage Loan Asset Backed Certificates Series 1998-OFS2, at and for the sum of $41,212.50, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Wells Fargo Bank Minnesota, N.A., as Trustee for Ocwen Mortgage Loan Asset Backed Certificates Series 1998-OFS2 of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Successor Trustee, does hereby grant, bargain, sell, and convey to the said Wells Fargo Bank Minnesota, N.A., as Trustee for Ocwen Mortgage Loan Asset Backed Certificates Series 1998-OFS2, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> A certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot No. 2 on the Plan of Judy Creek Subdivision, which Plat is of record in Plat Book 7900, page 676, which Plat was amended in Book 9309, Page 590/591, Register's Office for Davidson County, Tennessee. Reference is made to said Plat and the subsequent amendment for a more complete description of said lots. Together with all of the rights of Grantees in and to that certain easement located on Lot No. 1 on the above-stated Plan, which easement recorded immediately subsequent hereto in the Register's Office for Davidson County, Tennessee. Being the same property conveyed unto Russell Garrett by Deed recorded August 11, 1997, in Book 10565, Page 165. See also Deed recorded June 7, 1996, in Book 10079, Page 8, of the Register's Office for Davidson County, Tennessee.

Commonly known as: 4411 White Creek Pike (Judy Creek), Whites Creek, Tennessee 37189

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Wells Fargo Bank Minnesota, N.A., as Trustee for Ocwen Mortgage Loan Asset Backed Certificates Series 1998-OFS2, and unto its successors and assigns.

IN WITNESS WHEREOF, the said Successor Trustee, has hereunto set his hand and seal this 2 day of Feb, 2005.

Christopher L. Palmer
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS)
)ss:.
COUNTY OF PULASKI)

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Christopher L. Palmer, as Successor Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument as Successor Trustee, for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 2 day of Feb, 2005.

Notary Public

My Commission Expires:

OFFICIAL SEAL
MATTHEW D. MARTIN
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
My Commission Expires 09-24-2006

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $41,212.50, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Christopher L. Palmer
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS)
)ss:.
COUNTY OF PULASKI)

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Christopher L. Palmer, as Successor Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument as Successor Trustee, for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 2 day of Feb, 2005.

Notary Public

My Commission Expires:

OFFICIAL SEAL
MATTHEW D. MARTIN
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
My Commission Expires 09-24-2006

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Wells Fargo Bank Minnesota, N.A., as Trustee for
Ocwen Mortgage Loan Asset Backed Certificates
Series 1998-OFS2
4828 Loop Central Drive
Houston, TX 77081

Parcel No. 040-00-0 178.00

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
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(501) 219-9388